

EXHIBIT 1

We have done this for many years, even before he introduced us to Amazon, where his brother Casey works (he even made more intros this week and last, even in this time of Covid-19). After being introduced to Casey, we submitted a proposal for the first deal along with several other sophisticated companies, and we were told that we won that bid, as we had the most competitive pricing. Subsequently, we won two other projects for a total of 9 buildings. Per the audio investor update I sent this week to our investors, our projects have been on time, and under budget, and the team at Amazon have been so pleased, that they have referred to us as their best developer in the country. Villanova's referral agreement was drafted by legal counsel, and we paid them a share of fees that were generated from our work with Amazon. The funds we sent were never sent to Casey Kirschner or Carl Nelson, who the FBI also mentioned today.

So, it seems that someone has reported us to the FBI, and I guess that this is either my disgruntled and vindictive ex-wife [REDACTED], [REDACTED] a former employee who worked for about a month and abruptly left the firm stating that he had concerns but never told me what those were, [REDACTED] a former employee who works with my ex-wife, or Kyle Ramstetter and Will Camenson, if they got into other legal issues and are now trying to barter Northstar in some way. There could be others, but those are my best guesses.

In speaking with my legal counsel, we still believe that we did not do anything illegal. That being stated, given the FBI involvement, accusations, and threats, one is "guilty until proven innocent" vs the way our legal system is supposed to work of "innocent until proven guilty". Though I have fought through many hard times, economic crashes, and tribulations, I can not make it through the public humiliation and devastation that a public accusation or indictment from the FBI/Department of Justice would have. Though I believe we are innocent and would prevail in a legal proceeding, the very public record of this would not allow me to raise debt or equity from investors moving forward, which would destroy my company, the people that work with me, and my family.

Between the massive negative impacts and devaluation caused by COVID-19, the constant legal threats and bashing by my ex-wife, and now this FBI witch hunt, [REDACTED]. Though I was expecting to receive approximately \$11 million in the next few weeks and months from deals we were selling (exclusive of the Amazon deals which were expected to pay me over \$60 million in the next few years), almost all of these have been terminated or put on hold due to Covid-19. [REDACTED]

Tiffany [REDACTED]

I wish I could be there tomorrow to set up our new furniture.

[REDACTED]

[REDACTED]

[REDACTED] - Like [REDACTED], you are greedy leeches, who will never be satisfied. I don't have your email addresses but I hope someone shares this with you, and also with Ramstetter and Camenson.

[REDACTED]

[REDACTED]

[REDACTED]

Carl- Your correspondence of last week broke my heart. I truly valued our friendship, and feel bad that you are so upset with me.

[REDACTED]

[REDACTED]

[REDACTED]

Northstar Team- Thank you for being the best team an employer could ever ask for. I am sorry I let you down, and I tried my best.

[REDACTED]

[REDACTED]

Matt and Luke of IPI, and [REDACTED] Balfour- I hope you realize that life is not all about the money or forcing your will/control over others. Though I received the termination notice for the Amazon deals today, which we do not believe is valid until the FBI were to finalize a conviction of me, and we have been in legal snafus with Balfour for Stapleton and Ann Arbor, I

hope that you will treat my family and team fairly, and give them the fees and interests due over time. They will all depend on this, and you will still make plenty of money.

Christopher and Raul- Your actions have real consequences on real people, even though you are “just doing your job”. I hope this will allow you to place any blame on me [REDACTED], and let my staff, family, investors, Christian, Casey, and Carl be.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Love,

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Founder & CEO



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